

FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS

ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
A-R Agricultural-Residential (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	1,200 square feet	250'	35 feet Farm Outbuildings See 6-1., D., 7., b.
EST Estate Residential District (Single-Family)	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2.5 Acres	2,500 square feet	160'	35 feet
R-85 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	3 Acres	3,000 square feet	125'	35 feet
R-80 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	2,500 square feet	175'	35 feet
R-78 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	3,000 square feet	125'	35 feet
R-75 Single-Family Residential	Front- 100' Arterial Front- 75' Collector Front- 50' Local Side- 25' Rear- 50'	2 Acres	2,500 square feet	125'	35 feet
R-72 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	2,100 square feet	175' Arterial 175' Collector 150' Minor	35 feet
R-70 Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	1,500 square feet	175' Arterial 175' Collector 150' Minor	35 feet
R-55 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	1 Acre* 1.5 Acres**	2,500 square feet	150'	35 feet

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R-50 Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
R-45 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 20' Rear - 40'	1 Acre* 1.5 Acres**	1,800 square feet	125'	35 feet
R-40 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,500 square feet	150' Arterial 150' Collector 125' Minor	35 feet
R-20 Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet	150' Arterial 150' Collector 125' Minor	35 feet
C-S Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
DR-15 One and Two Family Residential	Front - 50' Arterial Front - 45' Collector Front - 40' Local Side - 10' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet Single-Family 1,800 square feet Two-Family	125' Arterial 125' Collector 100' Minor	35 feet

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R-M-F Multi-Family Residential	Peripheral Front -150' State-number route Front -100' Arterial Front - 80' Collector Front - 60' Local Side - 40' Rear - 40' Minimum 50' building separation	5 Acres Minimum Site Maximum Density 5 Dwelling Units/ Acre 160 Maximum Units	600 square feet One Bedroom 850 square feet Two Bedrooms 1,200 square feet Three Bedrooms	N/A But Minimum 50' Immediate Frontage On Arterial 40% Maximum Lot Coverage	35 feet
M-H-P Manufactured Home Park	Front - 15' Side - 4' Rear - 4'	10 Acres Total Site 6,000 square feet per lot		60' Per Lot	****
PUD-PRD Planned Unit Development – Planned Residential Development PUD-PIP Planned Unit Development – Planned Industrial Park PUD-PRL Planned Unit Development – Planned Retreat or Lodge	Front - Varies Side - 15' Rear - 30' Consistent with M-1 and M-2 Front – 150’ Front – 200’ Side – 100’ Rear – 100’	100 Contiguous Acres Maximum 4 dwelling units/acre attached Maximum 1 dwelling unit/acre unattached 10 Acres 50 Acres Maximum density 1 unit per 10 acres			**** 35 feet 35 feet

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PUD-PEF Planned Unit Development – Planned Entertainment Farming	Front – 100’ 500’ from any A-R or residential zoning district	100 Acres			35 feet Farm Outbuildings See 6-1.,D., 7.,b.
PUD-POR Planned Unit Development – Planned Outdoor Recreation		50 Acres			35 feet

* Where a central water distribution system and a private septic system are provided. (County water/septic)

** Where public water system is not available. (Well/septic)

*** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

**** Subject to Development Plan

Minimum road frontage for residential zoned lots, including A-R: 100' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

Updated 05/22/08

FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS

ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER	MAXIMUM HEIGHT
O-I Office-Institutional	F- 75' Arterial F- 70' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	30' required adjacent to residential or A-R zoning districts	40 feet
C-C Community Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
C-H Highway Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
L-C Limited Commercial	F- 75' Arterial F- 60' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts	35 feet
M-1 Light Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	1 Acre* 0.5 Acres***	125'	75' required adjacent to residential or A-R zoning districts	35 feet
M-2 Manufacturing and Heavy Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres	125'	75' required adjacent to residential or A-R zoning districts	35 feet

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ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER	MAXIMUM HEIGHT
BTP Business Technology Park	F- 100' Major Arterial F- 100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres Minimum Site Area – 20 Acres	500'	75' required adjacent to residential or A-R zoning districts	40 feet

Buffer: When the rear or side yard abuts a residential or A-R zoning district, a buffer adjacent to the lot line shall be provided in addition to the required setback. The buffer is measured from the property line and the setback is measured from the buffer.

* Where a central water distribution system and a private septic system are provided. (County water/septic)

** Where public water system is not available. (Well/septic)

*** Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for non-residential zoned lots: 125' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

Updated 08/27/09